

# RESOLUTION NO. 2480

## RESOLUTION UPHOLDING THE FINAL ADMINISTRATIVE APPROVAL BY THE ADMINISTRATIVE OFFICIAL (926.45.15-02) AND ADOPTING FINDINGS AND CONCLUSIONS FOR A CLASS 2 USE

WHEREAS, on August 25, 2015 the City of Selah City Council considered an appeal by Mark E. Fickes on behalf of John and Helen Teske of the final decision by the Administrative Official to approve a six-unit multiple family residential development at the north end of Bowers Drive, approximately 550 feet north of E. Goodlander Road. Yakima County Taxation Parcel Number: 181425-33426; and,

WHEREAS, the Administrative Official recommended approval of the Class 2 Use for the proposed six-unit multiple family residential development in a Two-Family Residential (R-2) zone; and,

WHEREAS, the City of Selah Council has considered the appeal, the Administrative Official's findings of fact and conclusions and the August 19, 2015 City staff report for the appeal and the Council is satisfied that the matter has been sufficiently considered; and,

WHEREAS, the City Council adopts the Findings and Conclusions of the Administrative Official's Final Decision dated June 19, 2015 and adopts the following additional conclusions:

1. The reviewing official properly considered this application and did not have an obligation to refer it to the Planning Commission.
2. Adequate notice was given as required by State and City requirements.
3. Environmental Review has been completed for the planned development and preliminary plat, has not been appealed, is adequate and issuance of the Class 2 decision under WAC 197-11-070 does not have significant adverse environmental impacts or preclude reasonable alternatives.
4. The project complies with the development standards of Title 10, Selah Municipal Code. In particular, setback, height and lot coverage standards are met.
5. The project is consistent with the intent and character of the R-2 zone and Moderate Density Residential (MDR) comprehensive plan designation including density. The MDR plan designation states that the mix of housing types is to be limited by the maximum density and zoning standards will assure compatibility. The project is consistent with the maximum density and complies with all zoning standards. There are no zoning standards that regulate view obstruction or architectural style.
6. Surfacing, arrangement, screening of proposed structures and improvements are compatible with existing and reasonably expected future development.

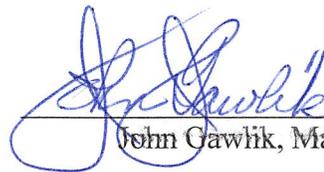
7. The property has been designated Moderate Density Residential by the Comprehensive Plan, with a maximum density of 12 dwelling units per acre since 1997. The current R-2 zoning has been in place since 2000.
8. The present and future needs of the community will be adequately served by the proposed development. The community as a whole will benefit rather than being injured. In particular, the proposal helps to meet a need for more upscale, affordable rental housing in the community.

WHEREAS, the City Council considered the elements of public use and interest to be served by the proposed Class 2 use, and

WHEREAS, the City Council considered the elements of public health, safety, and general welfare pertaining to the proposed Class 2 Use;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON that the appeal filed by Mark E. Fickes on behalf of John and Helen Teske be denied, that the Administrative Official's Final Decision be upheld and that Class 2 Use Review Application No. 926.45.15-02 of Torkelson Construction, Inc. for a 6-unit multiple family residential development be approved with the three (3) specific conditions contained in said Final Decision and a copy of which is attached hereto.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SELAH, WASHINGTON this 25<sup>th</sup> day of August, 2015.

  
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John Gawlik, Mayor

ATTEST:

  
\_\_\_\_\_  
Dale E. Novobielski, Clerk/Treasurer

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Robert Noe, City Attorney

## CONDITIONS OF APPROVAL

1. An access easement shall be established along the south property line for the proposed “temporary fire turnaround” on the boundary between the lot and the adjoining lot to the south prior to issuance of a certificate of occupancy.
2. Proposed parking areas (i.e., residential driveways) shall be constructed of concrete as proposed by the application. The “temporary fire turnaround” shall be hard surfaced, 20 feet in width and constructed to Fire Code requirements. It has been assigned the name “Whisper Way” for addressing purposes. A sign bearing that name shall be installed to assist emergency responders in finding and identifying the road.
3. The applicant shall have one year from the date of this decision to complete the authorized improvements and conform to the requirements. The completion date may be extended in the manner provided for by the municipal code.